

GREENSBORO, NORTH CAROLINA

LIGHT MANUFACTURING, RESEARCH & DEVELOPMENT OR DISTRIBUTION FACILITY FOR LEASE

407 Westcliff Road Near Piedmont Triad International Airport

Features

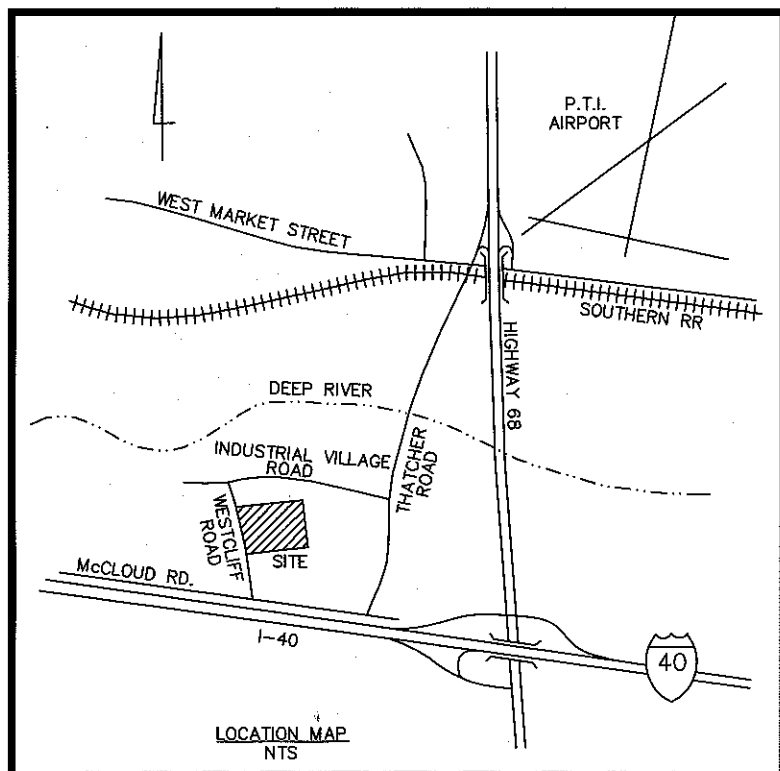
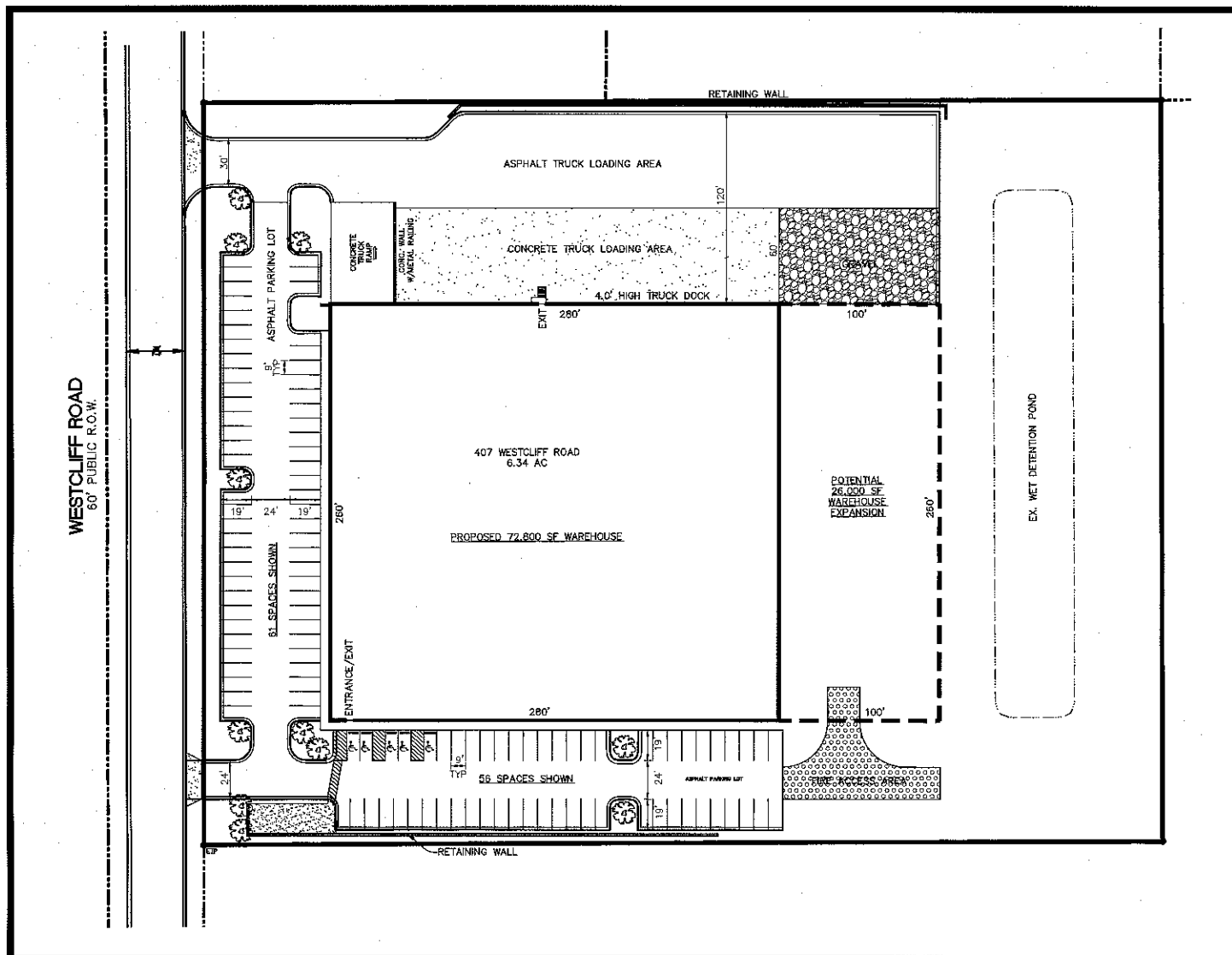
Building Area:	72,800 Sq. Ft.	Drive-In-Door:	One, 12' x 14' Insulated Door
	Expandable to 102,400 Sq. Ft.	Truck Court:	120'
Office Area:	Flexible	Typical Bay Spacing:	54' x 50'
Zoning:	Light Industrial	Typical Bay Size:	2,700 Sq. Ft.
Land Area:	6.34 Acres	Loading Bay Spacing:	59' x 54'
Construction:	Insulated Precast Exterior Walls	Loading Bay Size:	3,186 Sq. Ft.
	Conventional Steel Construction	Parking:	117 as Currently Designed
Ceiling Height:	28' Clear	Year Built:	2017
Floor Thickness:	6"	Gas Heat	
Loading Docks:	6	ESFR Sprinkler System	
	Three, 9' x 10' Insulated Doors w/Levelers		
	Three, 9' x 9' Insulated Doors w/ Levelers		
	11 Additional Dock Doors can be added in the initial 72,800 Sq. Ft.		



BESSEMER IMPROVEMENT COMPANY

Jerry McCraw

812 North Elm Street • Greensboro, NC 27401 • 336-272-8179



The Site

This facility is located in the heart of the Triad area on Westcliff Road just off Interstate 40 and U.S. Highway 68. Many restaurants, motels, commercial, industrial, and distribution facilities are within a few minutes' drive, making this site unequalled in convenience in an SMSA area of over 1,000,000 people.

Interstate 40 and the Piedmont Triad International Airport are minutes away providing easy and efficient access to air and vehicle travel.

336-272-8179

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